

Land Development Regulations
Chapter 3-9. Zoning
Article II. Districts Regulations

Sec.3-9-32. RE

Sec. 3-9-32. Residential Estate (RE)

- (a) *Intent.* The purpose and intent of this district is to allow low-density, large-lot residential and related uses.
- (b) *Permitted Uses and Structures (P):* The following uses and structures are permitted in this district:
- (1) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62, Adult Congregate Living Facilities)
 - (2) Community garden.
 - (3) Emergency services.
 - (4) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.
 - (5) Minor Home Occupation. (see Sec. 3-9-75. Home Occupations)
 - (6) Model home. (see Sec. 3-9-79. Model Homes)
 - (7) Noncommercial boat docks.
 - (8) Park, public or not-for-profit.
 - (9) Single-family detached. Detached single-family homes may or may not have a guest suite that is structurally attached with or without cooking facilities.
 - (9) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication Towers)
- (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and clearly incidental to permitted and conditional uses and structures are permitted in this district, including, but not limited to:
- (1) Boat lifts.
 - (2) Carports, garages, and storage structures.
 - a. Detached accessory structures greater than 250 square feet in area shall be compatible in appearance with the primary residence, at a minimum, materials and color shall be compatible with the primary residence.
 - b. The total area of all detached accessory structures shall not exceed 10% of the parcel size or 1,000 square feet, whichever is greater.
 - c. Detached accessory structures in RE-1 shall be located behind the leading edge of the living area of the residence except carports and garages, but must maintain required setbacks.
 - d. Construction trailers and cargo containers are prohibited.
 - (3) Fences or walls which may be permitted prior to the principal uses and structures.
 - (4) Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall not be permitted in a guest suite. It must meet all applicable development standards set forth in the zoning district.
 - (5) Non-commercial boat docks and boat ramps.
 - (6) Swimming pools, tennis court or other similar non-commercial recreational uses and structures..

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- 1 (d) *Conditional Uses and Structures (C)*: (For rules and regulations for any use designated as a
2 Conditional Use or Structure, see Sec.3-9-70. Conditional Uses and Structures)
- 3 (1) 4H, FFA, and similar uses and activities.
- 4 (2) Bed and breakfast, 1 or 2 bedrooms.
- 5 (3) Clubhouse.
- 6 (4) Cluster housing. (see Sec. 3-9-68. Cluster Housing)
- 7 (5) Domestic animal breeding, boarding, and training.
- 8 (6) Guest home.
- 9 (7) Horse stable.
- 10 (8) Livestock breeding, boarding, training, and grazing.
- 11 (e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication
12 permitted herein or permitted by Special Exception shall be unlawful in this district, including
13 manufactured homes.
- 14 (f) *Special Exceptions (S)*: (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 15 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
- 16 (2) Animal sanctuary, zoo.
- 17 (3) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62, Adult
18 Congregate Living Facilities)
- 19 (4) Bed and breakfast, 3 or more bedrooms.
- 20 (5) Cemetery, mausoleum.
- 21 (6) Day care center, child.
- 22 (7) Elementary, middle, or high school.
- 23 (8) Essential services. (See Sec. 3-9-72, Essential Services)
- 24 (9) Fish and wildlife management area, nature preserve.
- 25 (10) Government uses and facilities.
- 26 (11) Major Home Occupation. (see Sec. 3-9-75. Home Occupations)
- 27 (12) Place of Worship. (see Sec. 3.7.83. Places of Worship)
- 28 (13) Plant nursery.
- 29 (14) Private clubs.
- 30 (15) Private landing field.
- 31 (16) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-69. Communication
32 Towers)
- 33 (17) University or college.
- 34 (18) Such other uses as determined by the Zoning Official or his/her designee to be:
- 35 a. Appropriate by reasonable implication and intent of the district.

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b. Similar to another use either explicitly permitted in that district or allowed by special exception.

c. Not specifically prohibited in that district.

The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this provision at the time the special exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning Appeals.

(g) *Development Standards:*

	RE-1	RE-5
Lot (min.)		
Area (acres)	1	5
Width (ft.)	125	250
Setbacks (min. ft.)		
Front	40	40
Side	20	20
Rear	15	15
Rear (accessory buildings)	10	10
Abutting water	20	20
Bulk (max.)		
Lot coverage of all buildings	20%	20%
Height (ft.)	38	38
Density (units/acres)	1 per acre	1 per 5 acres

Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-89, Waterfront Property.

(h) *Signs.* Signs shall be in accordance with Sec. 3-9-86.

(i) *Off-street parking.* Off-street parking shall be in accordance with Sec. 3-9-80.